



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday December 6, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Bill Bohan, Mike Chambers, Scott Almeida, City Engineer John Gade, and Building Administrator Scott Clyce. Absent: Kelsey Clark, Steve Valline, Liaison Jill Altringer

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Almeida, Second by Chambers to approve the agenda.

Roll call: Ayes-All; Nays-0 Motion passes: 3-0

II. APPROVAL OF THE MINUTES

Motion by Almeida, Second by Chambers to approve the minutes from the November 1, 2016 meeting.

Roll call: Ayes-All; Nays-0 Motion passes: 3-0

II. PUBLIC AGENDA ITEMS

1. Heritage at Grimes Plat 7 Preliminary Plat

David Bentz, Bishop Engineering 3501 104th Street Urbandale IA addressed the Board on behalf of Dan Stanbrough. Bentz advised the Board that this plat will be known going forward as Heritage at Grimes Commercial Plat 1. Bentz said that they are proposing to split up approximately 42 acres into one lot and one out lot Z. Bentz stated they are still working with surrounding developers as well as City Staff regarding the timing of the road to be built to the north. In response to the City Engineers recommendation to increase the width of the Right of Way along the existing NE Heritage Drive in order to eliminate the easements on Lot 1 Bentz stated that it would be their preference to maintain the easements as they are and allow the future owner of the lot determine if they wish to have parking along that road in the future or not. City Engineer Gade stated that decision could be left to the owners if that is their preference. Gade noted that sanitation lines would need to be run across lot 1 but recommended holding off until the prospective owners determined exactly where they wished to place any buildings before running the utilities. Gade said that a final determination on the location of storm water detention would also be settled at that time. Gade also noted that the roadway, sanitation and sewer along the north side should be in place prior to the proposed owner of Lot 1 begins their project. Gade stated that they are looking at approximately 6.1 acres of park ground will be included in this project, however, that requirement could be split between the lots or combined. Bentz stated that they have determined that the requirements would be split between Lot 1 and out lot Z.

Motion by Almeida Second by Chambers to Approve the Heritage at Grimes Commercial Plat 1 per the Fox Engineering letter dated December 1, 2016
Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 8 single family house permits in November as well as 11 townhomes and 4 commercial. City Engineer Gade had nothing additional to add.

1. Old Business-
2. New Business- Next meeting January 3, 2016.

V. ADJOURNMENT

Meeting is adjourned at 5:45 pm

DRAFT